



### MEMORANDUM

TO: Planning Commission  
FROM: Cassera Phipps, Associate Planner  
DATE: July 12, 2017  
SUBJECT: Land Use Element Update: Summary of Public Comments

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This memorandum is intended to provide a high level summary of comments received to date on the Comprehensive Plan Land Use Update and to identify themes that have emerged through public feedback. Comments on the proposed Land Use Element and Land Use Map were primarily received through the online interactive land use tool ([www.BeavertonOregon.gov/LUupdate](http://www.BeavertonOregon.gov/LUupdate)).

After reviewing comments on the proposed Land Use Element and Land Use Map, staff identified several common themes and concerns expressed by community members. These themes are provided below, along with a brief description of how the topic is considered by Comprehensive Plan policies or addressed by other city initiatives.

Affordable Housing: Several commenters expressed the need to preserve existing affordable and identified the potential for new affordable housing at certain locations.

- Recognizing the need for affordable housing, the proposed Land Use Element includes policies aimed at expanding the city's stock of affordable housing units. These policies are discussed in greater detail in the staff report under Statewide Planning Goal 10 and Metro Title 7.
- The Comprehensive Plan Housing Element contains the goals and policies specific to housing. These policies are implemented through the city's Five-Year Housing Action Plan, which describes the actions necessary to ensure Beaverton provides a variety of housing types for all incomes.
- Rising housing costs are an increasing concern across the Portland Metro region. The city was recently awarded a grant to develop an anti-displacement strategy, aimed at preserving existing affordable housing stock and identifying potential sites for new affordable housing.

Parking and Congestion: Several commenters note that the proposed policies separate housing from employment and commercial uses, contributing to congestion.

- Transportation is a common concern with many residents. Land use and transportation are inherently connected and the proposed Land Use Element includes new policies that recognize the intersection between land use and transportation. These policies are found under Goal 3.1.1.

- The city plans to update its Transportation System Plan and the Transportation Element of the Comprehensive Plan beginning in 2018.
- At the time of land use review, applicants must show that there will not be a significant impact to the transportation system resulting from the development proposal. If there will be a significant impact to the transportation system, the applicant must provide adequate mitigation to offset these impacts.
- Oregon Department of Transportation (ODOT) found that the proposal will not have significant impacts to state highway facilities (Exhibit 5.11).

Conflicts between Cars and Pedestrians: Several commenters support the emphasis on walking and biking, while others expressed concern that increased bike and pedestrian activity would create conflicts with cars.

- While many land use policies aim to encourage bike and pedestrian access, the proposed Land Use Element also recognizes that certain areas (land use designations) will rely more heavily on automobile access and circulation.
- The city's Development Code and Engineering and Design Manual provide specific standards and requirements for vehicular, bicycle and pedestrian facilities. The city coordinates closely with Metro, Washington County, Oregon Department of Transportation and Tri-Met to plan for future growth in the region and create a transportation system that is safe and efficient for all modes of travel.
- The city plans to update its Transportation System Plan and the Transportation Element of the Comprehensive Plan beginning in 2018.

Natural Resources: Commenters expressed the need for open space, trails and natural resource protection (specifically trees).

- The Land Use Element includes new policies related to sustainability and natural resources. These policies are found under Goal 3.3.1.
- Policies addressing cultural and natural resources are contained in Chapter 7 of the city's Comprehensive Plan. These policies are primarily implemented through the city's Development Code. In addition, there are local, state and federal rules that address groundwater and natural resources (such as wetland and riparian areas).

Infill Development: Several commenters stated that recent infill development is incompatible with the surrounding neighborhood and is contributing to increased traffic.

- The Land Use Element includes new policies related to infill and redevelopment. These policies are found under Goal 3.2.1.
- The Five-Year Housing Action Plan calls for development of a residential infill strategy. The infill strategy could result in amendments to the city's Development Code to limit impacts of new development on existing neighborhoods.

Policy Specificity: There were concerns that the policies do not provide enough detail.

- The goals and policies in the Comprehensive Plan are intended to be broad enough that they will not become quickly outdated, but descriptive enough that they provide direction for various land use decisions.

Development Opportunities and Allowed Uses: Some commenters stated that the proposed land use changes would limit development opportunities, require investment in their property (e.g. site upgrades) or affect the allowed use of their property.

- Many Comprehensive Plan policies are implemented through the city's Development Code, which contains more detailed requirements for new development and allowed use of property (by zoning designation). Specific standards addressing pedestrian connectivity, parking requirements and other design features are found in the Development Code.
- The Land Use Update does not change existing zoning designations or modify the uses currently allowed within each zoning designation.